

ATTACHMENT 10

CORRESPONDENCE FROM STAFF

Jamie McLeod - Mathilda Project - commercial parking

From: Jamie McLeod
To: CalafWJ@aol.com
Date: 4/28/2004 2:26 PM
Subject: Mathilda Project - commercial parking
CC: Peccbc@aol.com; sward@mozartdev.com; Walters, Erin

Mr. Jacobson,

This is a follow up to your request for more information on parking requirements per the Sunnyvale Municipal Code (SMC). Your questions are in bold italics.

1. Do you have a complete analysis of the Cherry Orchard parking in relation to the actual uses approved by the City? You say that that site is currently experiencing parking issues due to demand exceeding supply. Do you have a summary of the relative square feet of all current uses? Do you have objective criteria which may indicate that there is a parking issue? For example, a busy shopping center at certain times of day may just be the sign of a good development, rather than a parking issue.

The table below provides a breakdown of the restaurant uses for Cherry Orchard parking as approved by the City Council for SDP 1998-0369. In some cases, current tenants have changed, but the type of use has remained the same.

Restaurant	Size (sq.ft.)	Parking Ratio (per sq. ft.)	Parking Required (per sq. ft.)	Parking Ratio (per fixed seats)	Parking Required (w/ fixed seats)	Total Parking
PF Chang's	6,816	1/225	30.3	1 per 2 fixed seats	30.3	61
Pasta Pomodoro	3,000	1/110	27.3	1 per 2 fixed seats	25	53
Baja	2,000	1/110	18.2	1 per 2 fixed seats	20	39
Coffee Store	2,500	1/225	11.1	1 per 2 fixed seats	10	22
A.G. Ferrarri	2,500	1/110	22.7	1 per 2 fixed seats		23
Jamba Juice	1,500	1/225	6.6	1 per 2 fixed seats		7
TOTAL						205

The concern of there being inadequate parking at this site is primarily anecdotal, including observations by City Council members, staff and members of the public.

2. With respect to City standards for restaurant parking, if a restaurant use(s) is/are, for example, 20% of the entire space, will the parking requirements apply to the excess over 10% of the center or the entire 20%? Is your answer governed by something in the Code?

If the type of use exceeds 10%, the parking requirements are calculated based on the total actual use, and not just the use in excess of the 10%. For example, if 15% of the commercial space were to be used for restaurant use, then the parking requirement would be based on the full 15% (and not just the

additional 5%).

SMC 19.46.020(b) states: "When land or a **building is occupied by more than one use, a combination of the appropriate requirements shall be used in computing the necessary quantity of off-street parking**. In determining which requirements are appropriate in the case of occupancy by more than one use, any one use occupying ten percent or less of the total floor area occupied by all of the uses shall be treated as though it were part of the uses occupying ninety percent or more of the total floor area."

The last sentence refers to parking requirement waiver if the type of use is 10% or less.

3. With respect to specialty food uses such as ice cream parlors, bakeries, take-out delis, etc. which are not restaurants, are these treated as ordinary commercial activities subject to the standard parking criteria for shopping centers? Is there anything in the Code governing this?

The restaurant determination is made if the food is consumed on the premises (including outdoor seating).

SMC 19.12.190 "R" (11) defines a **Restaurant** as: "a business dispensing prepared meals or food, which may include service of alcoholic beverages **for consumption at tables or counters on the premises**. The food is generally brought to the table or counter and service is generally in nondisposable containers."

SMC 19.12.190 "R" (12) defines a **Retail sales business** as: "a business engaged solely in the retail sales of consumer products."

As long as the ice cream parlors, bakeries or delis involve food-stuffs that people may eat on-site, they are considered restaurants. If the food is simply purchased on site and there are no seating facilities (such as a exclusively take-out restaurant), then the parking may be calculated as for a retail use.

Examples of Parking Requirements

The standard shopping center parking rate is used until the percentage of restaurant space (or any higher parking rate requirement, such as a school use) exceeds 10 percent of the gross floor area. At that point, the types of uses are calculated separately. The rate used for restaurants **will depend on their type of seating**. Please note that the following examples are based on typical seating arrangement for these businesses and may not be the actual ratios used (which will depend on type of seating). Also note that outdoor seating shall be included in the calculations.

Type	Examples	Parking Requirements
Shopping center (less than 20,000 sq. ft.)	Barnes & Noble, Best Buy, Macy's, Kmart	1 space per 180 sq. ft.
Restaurants with 100% fixed seating	Black Angus, Denny's, Coco's (w/ fixed seating)	1 space per every 2 fixed seats, plus 1 per 400 sq. ft. of other area
Restaurants without fixed seating or bars	Peet's Coffee, Jamba Juice, Baskin Robbins, Dish Dash, Starbucks, Il Postale, Erik's Deli (w/o fixed seating)	1 space per 110 sq. ft.
Restaurants with bars & fast food restaurants	Jack in the Box, Taco Bell, McDonalds (generally a stand-alone building, often with a drive-thru)	1 space per 75 sq. ft.
Nightclubs and bars not in restaurants	Beefy's Cabin	1 space per 50 sq. ft.

If you have any further questions on the parking, please don't hesitate to contact me at (408) 730-7429.

Regards,
Jamie McLeod, Associate Planner
Dept. of Community Development
City of Sunnyvale
456 West Olive Ave.
Sunnyvale, CA 94088-3707
(408) 730-7429

Jamie McLeod - Mathilda Project: Commercial Parking

From: Jamie McLeod
To: CalafWJ@aol.com
Date: 4/22/2004 8:41 AM
Subject: Mathilda Project: Commercial Parking
CC: Bell, Fred; Caruso, Gerri; jstone@mozartdev.com; Peccbc@aol.com; sward@mozartdev.com; Walters, Erin

Mr. Jacobson,

During our 4/19/04 post-PRC meeting, you asked about parking calculations for the commercial property.

The Peet's Coffee would be calculated at the same rate as the neighboring Starbucks, which required **1 parking space per 110 square feet** (designated as a "restaurant without fixed seating").

The Sunnyvale Municipal Code establishes the following requirements for parking:

The standard shopping center parking rate (for centers less than 20,000 sq. ft.) is 1 space per 180 square feet. Your proposed site is 14,610 square feet. Up to 10% of the parking may be compact spaces.

Up to 10% of a shopping center (in gross floor area) may be used for restaurant space before a special rate for restaurant use parking is applied. Once a center exceeds 10% restaurant use, the parking requirements are based on type of restaurant, seating and gross floor area:

<i>Type</i>	<i>Parking Requirements</i>
Restaurants with 100% fixed seating	1 space per every 2 fixed seats, plus 1 per 400 sq. ft. of other area
Restaurants without fixed seating or bars	1 space per 110 sq. ft.
Restaurants with bars & fast food restaurants	1 space per 75 sq. ft.
Nightclubs and bars not in restaurants	1 space per 50 sq. ft.

Gerri Caruso, the Principal Planner who worked on the Cherry Orchard development, verified that this information is consistent with the calculation used for that development. However, that site is recognized as currently experiencing parking issues due to demand exceeding supply.

In addition, the Cherry Orchard development utilizes 40 excess spaces on the residential development that is managed for employee parking. Although valet parking was approved for the Cherry Orchard, Council and the Community have spoken strongly against allowing valet parking again in a shopping center. Please note that outdoor seats for each food use at the Cherry Orchard were also counted toward parking demand.

If you have any further questions on the parking, please don't hesitate to contact me.

Regards,
Jamie

Jamie McLeod, Associate Planner
Dept. of Community Development